020.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	931,200 / 931,200
					USE VALUE:	931,200 / 931,200
					ASSESSED:	931,200 / 931,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOWARD IAN D & FIONA J/TRS
Owner 2:	HOWARD 2017 TRUST
Owner 3:	
Street 1:	111 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOWARD FIONA J & IAN D -
Owner 2:	-
Street 1:	111 SPY POND PARKWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,142 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 2454 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6142.000	417,600		513,600	931,200
Total Card	0.141	417,600		513,600	931,200
Total Parcel	0.141	417,600		513,600	931,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.46 | /Parcel: 379.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 020.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	417,600	0	6,142.	513,600	931,200	931,200	Year End Roll	12/18/2019
2019	101	FV	306,900	0	6,142.	664,700	971,600	971,600	Year End Roll	1/3/2019
2018	101	FV	265,100	0	6,142.	423,000	688,100	688,100	Year End Roll	12/20/2017
2017	101	FV	265,100	0	6,142.	386,700	651,800	651,800	Year End Roll	1/3/2017
2016	101	FV	265,100	0	6,142.	314,200	579,300	579,300	Year End	1/4/2016
2015	101	FV	249,400	0	6,142.	314,200	563,600	563,600	Year End Roll	12/11/2014
2014	101	FV	249,400	0	6,142.	286,400	535,800	535,800	Year End Roll	12/16/2013
2013	101	FV	249,400	0	6,142.	272,500	521,900	521,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWARD FIONA J	1517-95		10/23/2017	Convenience	10	No	No		
	1034-106		8/1/1987		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2016	224	New Wind	6,000					
6/7/2011	551	Addition	50,500	C				10X11 KIT ADDITION
12/20/2010	2426	Manual	34,776					SOLAR PV PANELS ON
7/7/2010	791	Manual	500					MOVE MODULAR STRUC
6/25/2010	756	Demoliti	3,000					DEMO BMT
9/2/1997	519	Manual	2,000					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	Meas/Inspect	BS	Barbara S
4/3/2009	Meas/Inspect	189	PATRIOT
5/11/2000	Inspected	276	PATRIOT
4/29/2000	Missed Appt.	243	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6142		Sq. Ft.	Site		0	85.	0.98	2									513,623						513,600	

Total AC/HA: 0.14100 | Total SF/SM: 6142 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 513,623 | Spl Credit | Total: 513,600

USER DEFINED

User Acct	14237
GIS Ref	
GIS Ref	
Insp Date	12/08/17
!1666!	

Prior Id # 1:	14237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	17:14:18

LAST REV

Date	Time
03/29/19	10:05:44
mmcmakin	
1666	

PAT ACCT.

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16928780
Const Adj.:	0.99197996
Adj $ / SQ:	156.588
Other Features:	106111
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511147
Depreciation:	95073
Depreciated Total:	416074

COMMENTS

WHIRLPOOL / SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

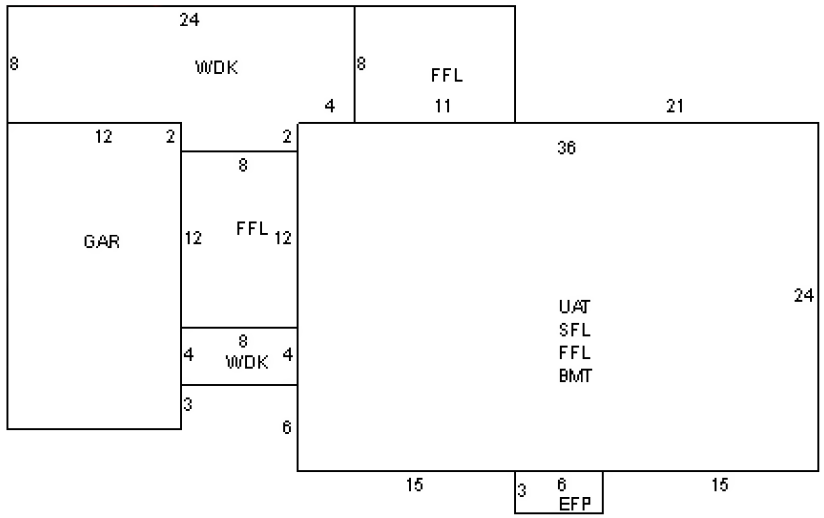
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.59
Special Features:	1500	Val/Su Net:	115.61
Final Total:	417600	Val/Su SzAd	206.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	156.590	164,104
BMT	Basement	864	75.160	64,940
SFL	Second Floor	864	156.590	135,292
GAR	Garage	252	24.720	6,230
WDK	Deck	240	10.090	2,420
UAT	Upper Attic	216	62.640	13,529
FAD	Addition	110	156.590	17,225
EFP	Enclos Porch	18	72.020	1,296
	Net Sketched Area:	3,612	Total:	405,036
Size Ad	2022	Gross Are	4260	FinArea 2454

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 020.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	AV	1990	500.00	T	23.2	101			1,500			1,500

More:	N	Total Yard Items:		Total Special Featues:	1,500	Total:	1,500